



**STATEMENT OF PROCEEDINGS
FOR THE SPECIAL MEETING OF THE
LOS ANGELES GRAND AVENUE AUTHORITY
KENNETH HAHN HALL OF ADMINISTRATION
500 WEST TEMPLE STREET, ROOM 374-A
LOS ANGELES, CALIFORNIA 90012**

Friday, March 13, 2015

3:30 PM

AUDIO LINK FOR THE ENTIRE MEETING. (15-1832)

Attachments: [AUDIO](#)

Present: Chair Hilda L. Solis, Secretary Sachi A. Hamai and Director Steve Valenzuela

Absent: Vice Chair José Huizar

I. ADMINISTRATIVE MATTERS

1. Call to Order. (15-1201)

Chair Solis called to order the sixty-fourth meeting of the Los Angeles Grand Avenue Authority at 3:31 p.m., with a quorum of members present.

2. Approval of the following meeting minutes:

- a. July 23, 2014 Special Meeting
- b. November 5, 2014 Special Meeting
- c. November 24, 2014 Regular Meeting
- d. January 15, 2015 Special Meeting (15-1203)

Director Valenzuela requested the following amendment to the minutes for the special meeting of November 5, 2014 on Page 2, Item No. 4:

Identify Thomas Webber as Thomas Webber of Goldfarb & Lipman LLP, Legal Counsel to the CRA/LA a Designated Local Authority and successor for the Community Redevelopment Agency of the City of Los Angeles.

On motion of Secretary Hamai, seconded by Director Valenzuela, and duly carried, this item was approved as amended.

Attachments: [July 23, 2014 Special Meeting](#)
[November 5, 2015 Special Meeting](#)
[November 24, 2014 Regular Meeting](#)
[January 15, 2015 Special Meeting](#)

3. Opportunity for Members of the Public to Address the Authority Board on Listed Agenda Items. (15-0849)

No members of the public addressed the Authority Board.

II. RECOMMENDATIONS

4. Request by The Broad Collection for a short term extension to the Museum (Phase IIA) Schedule of Performance in the Third Amendment to Disposition and Development Agreement with respect to the completion of construction, currently March 29, 2015, and other related deadlines, subject to its agreement to certain terms, including waivers - Bradford Bolger (15-1202)

Bradford Bolger, Senior Manager, CEO Capital Programs, provided background information regarding the proposed Letter Agreement with The Broad Collection for the modification of the Museum (Phase II) Schedule of Performance. Delays to the Museum and Plaza and Streetscape components of the project occurred due to issues with a major subcontractor. The revision to the Schedule of Performance would extend the submittal of the certificate of substantial completion from March 29, 2015 to September 1, 2015. Deborah Kanter, Counsel to the Broad Collection, made brief comments and thanked the Authority.

On motion of Director Valenzuela, seconded by Secretary Hamai, and duly carried, this item was approved.

5. Approve and authorize the twelfth amendment to the existing legal services contract between the Grand Avenue Authority and Gilchrist and Rutter to continue providing legal services for the Authority for a new expiration date of December 31, 2016, for an amount not to exceed \$150,000 (except to the extent reimbursed by third parties) - Bradford Bolger (15-1207)

Bradford Bolger, Senior Manager, CEO Capital Programs, provided a brief overview regarding the real estate and legal consulting services agreement along with payment schedule amendments with Gilchrist & Rutter. Mr. Bolger indicated that construction on Parcel Q is anticipated to commence in December, 2016 and documents related to Parcel Q will need to be reviewed and/or drafted. Supervisor Solis indicated that it was prudent to be working closely with the legal team on these issues and Mr. Rutter responded that he looked forward to working with the Grand Avenue Board members and their staff.

On motion of Chair Solis, seconded by Director Valenzuela, and duly carried, this item was approved as amended by Chair Solis.

Item 8 was discussed at this point in the meeting at the request of the Chair.

III. CLOSED SESSION

6. NOTICE OF CLOSED SESSION: CONFERENCE WITH REAL PROPERTY NEGOTIATORS PURSUANT TO GOVERNMENT CODE SECTION 54956.8

Property: Parcel Q (Assessor Parcel No. MB 5149-10-949) of the Bunker Hill Urban Renewal Project Area and the Grand Park parcels

JPA Real Property Negotiators: Bradford Bolger, Christine Frias, Richard Volpert, Peter Hong, Ben Polk, Cindy Chen, Gerry Hertzberg, Thomas Webber, Paul Rutter, Diane Hvolka

Negotiating Parties: Grand Avenue L.A., LLC

Under Negotiation: Price and Terms of Payment. (15-0850)

Helen S. Parker, Counsel, referenced the above Notice of Closed Session.

**The JPA Board recessed to Closed Session at 3:47 p.m.
Present were Chair Solis, Secretary Hamai and Director Valenzuela.**

The JPA Board reconvened the Grand Avenue Authority meeting to open session at 4:07 p.m. Present were Chair Solis, Secretary Hamai and Director Valenzuela.

It was announced that no reportable action was taken in Closed Session.

IV. REPORTS

- 7. Request by Grand Avenue L.A., LLC for a short term extension to the Grand Avenue Phase I, Parcel Q, Schedule of Performance in the Fourth Amendment to Disposition and Development Agreement with respect to milestones with the current deadline of March 13, 2015, subject to its agreement to certain terms, including waivers - Bradford Bolger (15-1206)**

Secretary Hamai made a motion that a reasonable and certain timeline be presented to the Authority Board regarding any changes and/or modifications which will provide sufficient time for the Board to perform its' duties with due diligence regarding a new hotel operator or potential equity investors and ensure no further delays in completion of this project.

On motion of Secretary Hamai, seconded by Director Valenzuela, and duly carried, this item was approved as recommended in the staff report and moved by Secretary Hamai.

- 8. Status Update by Grand Avenue L.A., LLC on Hotel Management Options and Outreach to Potential Equity Investors - Stephen Eimer (15-1209)**

This item was discussed after Agenda Item No. 5.

Stephen Eimer, Grand Avenue L.A., LLC, reported the search for a new hotel operator and potential equity investors is ongoing. Related is actively engaged in discussions with various hotel brands and a national search is underway for equity investors. Mr. Eimer also reported that Macquarie Capital is serving as an equity placement advisor for the Grand Avenue Project.

Director Valenzuela joined by Chair Solis expressed concerns regarding the potential adjustments and/or changes to the schematic design upon obtaining a new hotel operator and possible schedule impacts. Mr. Eimer indicated that an adjustment would be considered however they will try hard to maintain the bulk of the design. Chair Solis commented on the importance of public access to the Project. Updates will be provided at a future meeting.

V. MISCELLANEOUS

- 9. Discussion of Future Agenda Items - Bradford Bolger. (15-1210)**

A presentation by Grand Avenue L.A., LLC, regarding retail/restaurant concepts and an update on the outreach of potential equity investors is scheduled for April 27, 2015.

10. Date of Next Regular Meeting scheduled for March 23, 2015 - Bradford Bolger (15-1211)

On motion of Secretary Hamai, seconded by Director Valenzuela, and duly carried, the Authority Board cancelled their meeting scheduled for Monday, March 23, 2015. The next regular meeting is scheduled for Monday, April 27, 2015 at 10:00 a.m.

11. Adjournment. (15-1212)

There being no further business to discuss, Chair Solis adjourned the meeting at 4:10 p.m.

DRAFT